

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY, March 20, 2018 AT 7:00 P.M.
MISSION VIEJO LIBRARY - COMMUNITY ROOM
15324 E. HAMPDEN CIRCLE, AURORA CO 80013**

- I. **ESTABLISH A QUORUM** Meeting was called to order by President Colson at 7:05 P.M. The following directors were present:
- | | | |
|-------------------|---------------|-----------------|
| Cliff Colson | Juli Moreland | Rebekah Howison |
| Tony Giancaterino | Melissa House | |

Also in attendance was Jen Wyman with Metro Property Management

II. **BOARD BUSINESS**

A. Board Announcements - None

B. Approval of Minutes - February 20, 2017 On a motion duly made and seconded, it was unanimously resolved to approve the minutes as amended from February 20, 2017.

C. Board members disclose any conflicts of interest regarding agenda items - Board requested to add an item to Unfinished Business to discuss Board Member Orientation.

III. **SPECIAL GUEST - None**

- IV. **HOMEOWNER FORUM** - The Homeowner comments during the forum included the following: **Homeowner @ 3840D** attended meeting with a concern about the outdoor faucet, has found the pipe has broken behind the wall which causes flooding in the basement when on. They will address the issue and have it fixed but during the meantime was worried someone will use the faucet. Homeowner was advised that no vendors use these. **Homeowner @ 3782B** provided detail to management that a neighbor at 3770D had spoken of stolen property that was taken from his locked back yard, he noted 10 fishing poles were taken.

V. **HOMEOWNER CORRESPONDENCE**

A. Homeowner Hearings - None

B. Board members review correspondence from the community - Homeowner @3814A

Received a 1st violation for cutting the shrubs in the common area near home and reached out to advise they didn't do this. The violation was observed and documented with management, homeowner was advised that if the shrubs do not survive or meet the aesthetics of the Association that they'll be charged for the replacement. **Homeowner @ 3833B** Received a violation with a fine for window screens not being repaired, reached out to request we waive the fine of \$100.00 and that the screens will be fixed by 3/15/2018. Management noted during the time of the meeting that the screens haven't been fixed and that another violation will be assessed. **Homeowner @ 3861C** Received a violation with a fine for front porch light repair that hadn't been resolved from the first notice back in August. Homeowner has since fixed the light and is requesting we waive the fine of \$50.00. Due to the amount of time that has passed since the first violation the board unanimously denied the request to waive the fine. **Homeowner @ 3853A** During the February Board Meeting it was agreed upon that the homeowner was responsible for painting the PVC pipes to match the color of the home and management provided the details. A board member observed that the PVC pipes have been painted however some of the paint made it onto the siding and it isn't the same color as the home. Management will advise

the homeowner the Board has decided to hire Eagle Rock to come paint the siding on the home to match the appropriate color and that the labor fee will be assessed to the homeowner.

- VI. **Manager's Report** - On a motion duly made and seconded, it was unanimously resolved to approve the Manager's Report.
- VII. **FINANCIALS STATEMENTS** - All financial reports were reviewed. On a motion duly made and seconded, it was unanimously approved.
Status of Audit - Management continues to work with Griffin Group.
- VIII. **ONGOING BUSINESS**
A. **City of Aurora Water** - Management continues to work with the City of Aurora for the backflow certifications.
B. **Logo Design** - Board tabled until a later date.
C. **New Board Member Orientation** - Pend for April due to schedule conflict.
D. **Next Board Meeting Date** - Tuesday, April 17, 2018
- IX. **NEW BUSINESS**
A. **Security Lights** - Discussed the installation and responsibility of community security lights that were installed from prior management. Community security lights will be the responsibility of the property management. A board member noted light pole #52 is missing the globe.
B. **Brownstone Security Report** - Board reviewed and discussed.
C. **Other** - Board requested to have Russ Thomas with Supreme Commercial attend our next month's meeting to set up a spring walkthrough.
- X. **REPORTS** -
A. **ARC Committee - 3820B Request for New Front Porch/Steps** - Submitted a design request to install a new front porch/steps, On a motion duly made and seconded, it was unanimously approved. In addition to this request they noted the sidewalk leading to the home has old wood and a crack that needs to be looked at, this will be reviewed.
3780B Request for A/C Installation and Front Porch - Submitted a design request to Install an A/C unit, On a motion duly made and seconded, it was unanimously approved. Submitted an additional design request to add a front porch to the home, replace fence and replace deck in backyard with a cement pad and steps at sliding door to patio. The Board requested to have time to review.
- XI. **ADJOURNMENT** - On a motion duly made and seconded, it was unanimously resolved to adjourn at 8:46 P.M.
- XII. **EXECUTIVE SESSION - Discuss Delinquencies**

Respectfully Submitted by Melissa House